

# For Lease

MOVE IN READY SPACE

2,000 SF  
AVAILABLE

1,520 SF  
AVAILABLE



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hproperties.com](http://hproperties.com)

## Marcel Plaza

25830 Westheimer Pkwy.,  
Katy, Texas 77494

# For Lease



## MARCEL PLAZA

25830 Westheimer Pkwy., Katy, Texas 77494

### Property Information

Space For Lease      1,520 SF | 1,993 SF (Occupied but Available)  
2,000 SF | 2,000 SF | 8,555 SF (2nd Gen Med)

Rental Rate      \$31.00 PSF

NNN      \$8.00 PSF

### PAD SITE

Pad Site Available:      BTS, FL, FS

### Property Highlights

- Over 109,000 residents and average household incomes exceeding \$150,000 within a 3-mile radius
- Close proximity to Katy Mills Mall and major retailers: H-E-B, Walmart, Target
- Property is surrounded by master-planned housing communities

### Demographics

Population      1 mi. - 12,415  
3 mi. - 113,307  
5 mi. - 305,124

Average Household Income      1 mi. - \$133,089  
3 mi. - \$166,473  
5 mi. - \$158,702

Traffic Count      Westheimer Pkwy – 25,115 vpd

### For More Information

**Jonathan Aron**  
Principal | Brokerage  
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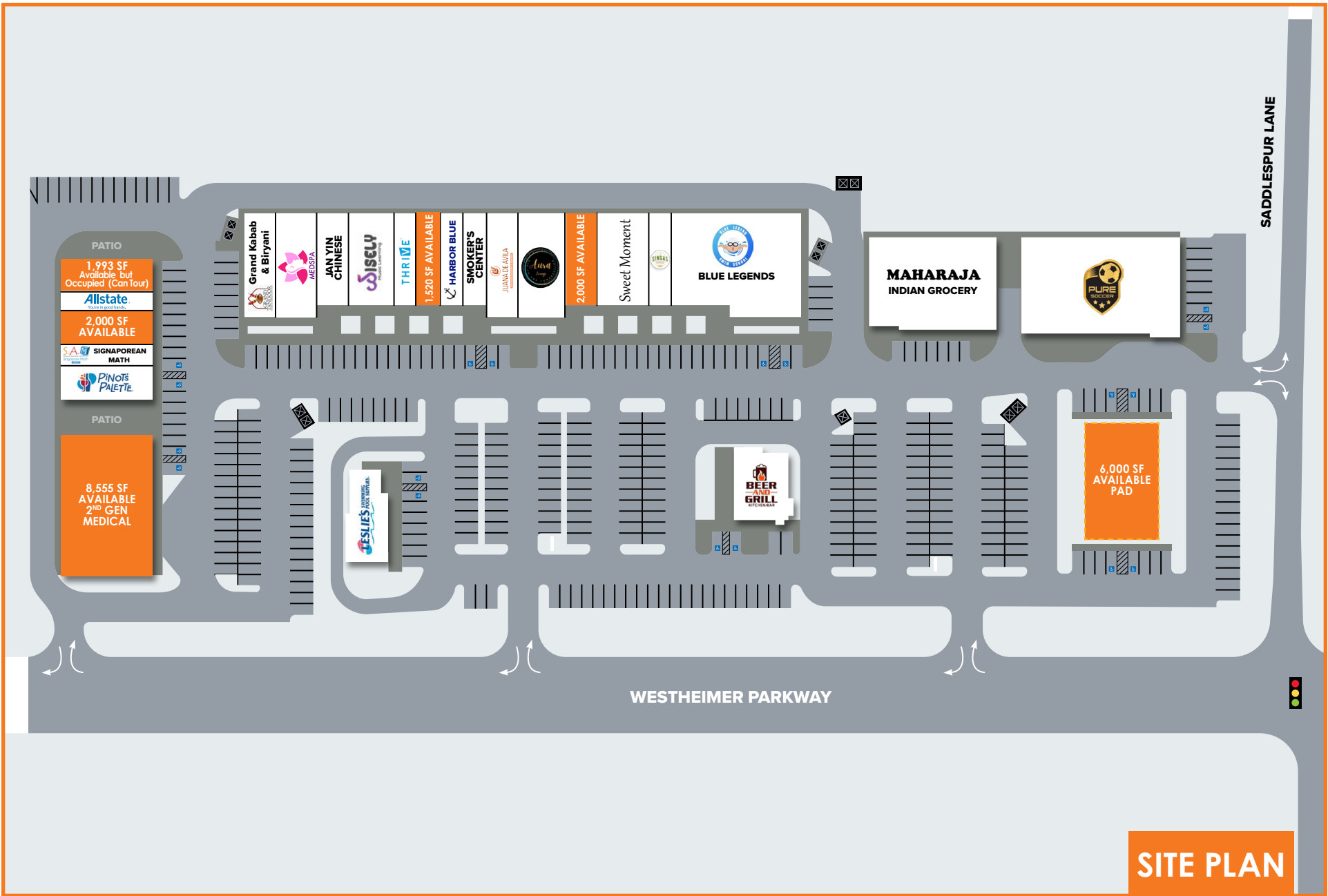
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**SITE PLAN**

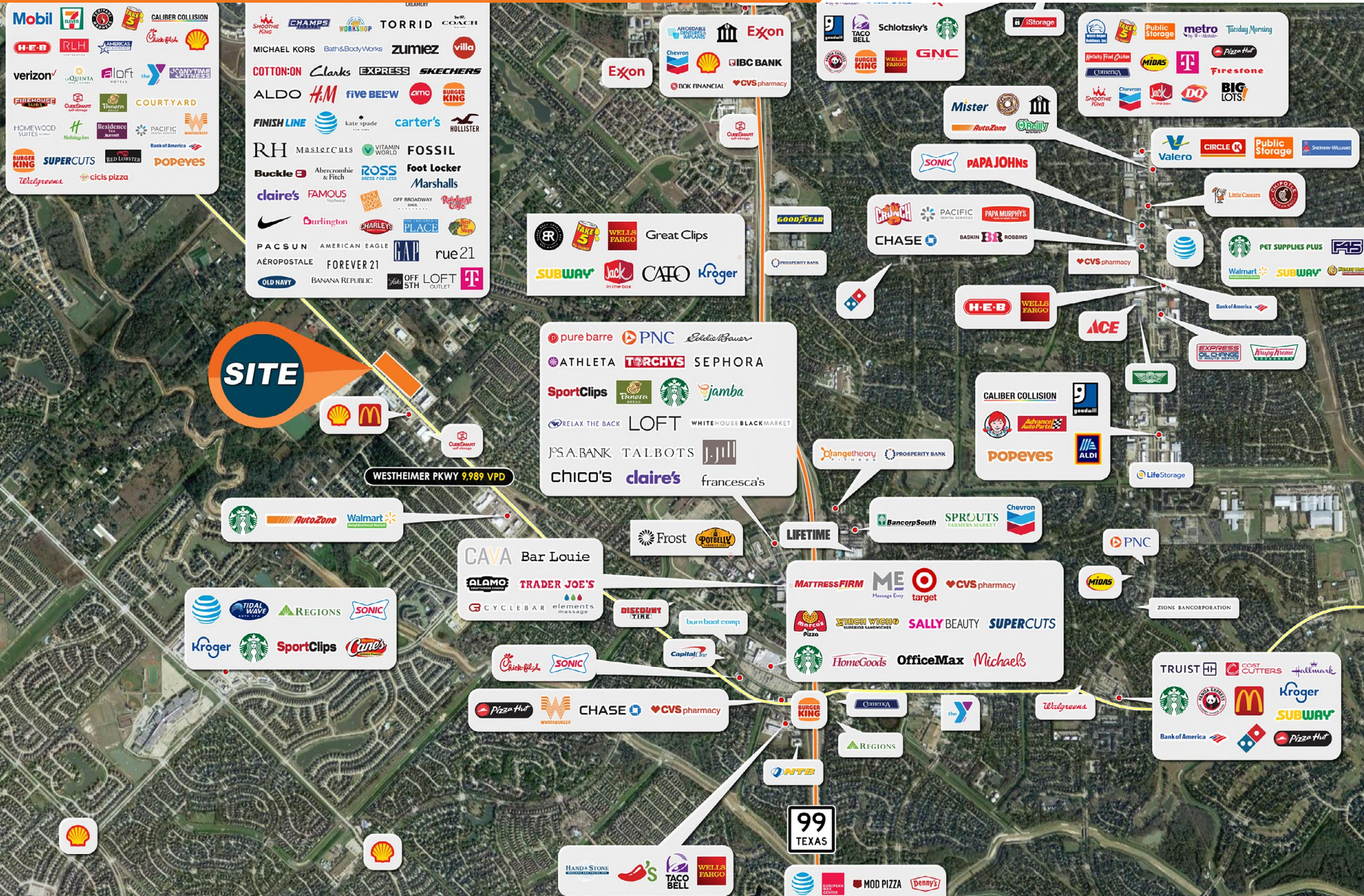
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